



City of Lowell

Zoning Board of Appeals

Agenda

10/11/2018 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Thursday, 10/11/2018 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2nd Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

I. Continued Business

ZB-2018-26

Petition Type: Variances

Applicant: 41 Ellis Realty Trust

Re Property Located at: 41 Ellis Avenue 01854

Applicable Zoning Bylaws: Sections 5.1, 5.3, 6.1, and 6.5

Petition: The applicant is seeking Variance approval at 41 Ellis Avenue. The applicant proposes to construct a two (2) family home without the required lot size, minimum land area per dwelling unit, minimum lot frontage, minimum usable open space, side setbacks, rear setbacks, front setbacks, and off-street parking requirements. The proposed project is located in the Traditional Two Family (TTF) zoning district and requires Variance approval from the Zoning Board of Appeals under Sections 5.1, 5.3, 6.1, and 6.5 of the Lowell Zoning Ordinance and any other relief required.

ZB-2018-30

Petition Type: Variances

Applicant: Taulant Hibroj

Re Property Located at: 25 Read Street 01850

Applicable Zoning Bylaws: Sections 5.1, 5.3.2, and 6.1.4

Petition: The applicant is seeking Special Permit approval from the Planning Board and Variance approval from the Zoning Board to legalize the use of a property that has operated as a three family home at 25 Read Street. The building is located in the Traditional Neighborhood Multi-Family (TMF) zoning district and requires Special Permit approval from the Planning Board under Section 12.1.c for the three dwelling units and Variance approval from the Zoning Board under Section 5.1 for minimum lot size, minimum lot area per dwelling unit, minimum frontage, minimum side yard setbacks, and minimum rear yard setback; Section 5.3.2 for useable open space per dwelling unit; and Section 6.1.4 for off-street parking; and for any other relief required under the Lowell Zoning Ordinance.

II. New Business

ZB-2018-43

Petition Type: Special Permit and Variance

Applicant: Peter Marlowe

Re Property Located at: 138 Middlesex Street 01852

Applicable Zoning Bylaws: Sections 12.1(c) and 6.1.4

Petition: The applicant is seeking Special Permit and Variance approval from the Zoning Board to redevelop an existing building into three ground floor commercial units and three apartments at 138 Middlesex Street in the Downtown Mixed-Use (DMU) zoning district. The proposed project requires Special Permit approval under Article 12: Section 12.1(c) for three (3) dwellings units on one lot, Variance approval under Section 6.1.4 for the residential off-street parking requirement, and any other relief required under the Lowell Zoning Ordinance.

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ZB-2018-44

Petition Type: Variances

Applicant: Citywide Properties, LLC

Re Property Located at: 960 Central Street 01852

Applicable Zoning Bylaws: Sections 6.1.10 and 6.1.11(5)

Petition: The applicant is seeking Variance approval from the Zoning Board for a property at 960 Central Street. The applicant proposes to rehabilitate the existing structure and use due to fire loss, plus the addition of one (1) unit. The proposed project is located in the Urban Mixed Use (UMU) zoning district and requires Variance approval under Sections 6.1.10 and 6.1.11(5) and any other relief required under the Lowell Zoning Ordinance.

III. Other Business

Minutes for Approval

September 24, 2018

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by October 26, 2018 and October 3, 2018